

12/31/08

Re: 0821-6-Study Report-2-Program/Code Summary

The Wellesley Senior Center program of requirements consists of three categories: activity rooms, office areas, and core. The program of resulting space requirements is summarized on the following page. Major areas include the office area, the meeting room and two activity rooms, the main function hall and the kitchen. The gross area of program activities, rest rooms and other core spaces is 12,440 SF.

The Massachusetts Building Code and Accessibility Analysis report outlines the various pertinent constraints and requirements for the mixed uses, Business, B and Assembly, A-3. The size of the building requires it to be fully sprinkled for fire protection. The maximum allowable height (by MA Code but not local zoning) is 60 feet / 2 stories. The construction type will be VB, combustible, protected. All areas open to the public must be accessible to persons with disabilities. The design concept drawings are fully compliant with code requirements.

The zoning code requirements are addressed in the site analysis portion of this report. The building and site design is in complete compliance with the zoning bylaws of the Town of Wellesley.